



THE CITY OF SAN DIEGO
DATE OF NOTICE: June 8, 2022

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	June 22, 2022
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	VIRTUAL HEARING
PROJECT NO:	657923
PROJECT NAME:	CARMEL CENTER SDP/CDP
PROJECT TYPE:	Site Development Permit / Coastal Development Permit, CEQA Exemption, PROCESS THREE
APPLICANT:	Heritage Building & Development
COMMUNITY PLAN AREA:	Carmel Valley
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Xavier Del Valle, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7941 / xdelvalle@sandiego.gov

Until further notice, Hearing Officer meetings will be conducted pursuant to the provisions of California Government Code section 54953(b), as amended by Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City Council has determined meeting in person would present imminent risks to the health or safety of attendees.

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Hearing Officer will be participating in Hearing Officer meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Hearing Officer meetings. We are providing alternatives to in-person attendance for participating in Hearing Officer meetings. Updated information is available on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>.

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment [webform](#) found on the Hearing Officer webpage: <https://www.sandiego.gov/development-services/public-hearings-meetings-notices/hearing-officer>. If you have an attachment to your comment, you may send it to HearingOfficer@sandiego.gov and it will be distributed to the Hearing Officer.

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit and Coastal Development Permit for a new one-story, 5,935 square-foot commercial building within an existing commercial development that will include three future restaurant tenants at 11925 El Camino Real. The 0.43-acre site is in the Carmel Valley Planned District – Visitor Commercial Zone (CVPD-VC) within the Carmel Valley Community Plan area. The project site is governed by North City West Planned Development Permit No. 88-0941. This development is within the Coastal Overlay Zone and the application was filed on July 28, 2020.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision, you must be registered as a speaker at the public hearing regarding the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sandiego.gov before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](#) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>). During the Statewide “Safer-at-Home” directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission must be filed by email or US mail as follows:

- 1) Appeals filed via email: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to

PlanningCommission@sandiego.gov by 4:00 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee per this bulletin. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.

- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4:00 p.m. on the last day of the appeal period. The completed appeal package must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 25, 2022 and the opportunity to appeal that determination ended April 11, 2022.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, please submit a written request to the City Development Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, please contact the City Development Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, please contact Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.



Development Services Department

Xavier Del Valle / Project No. 657923
1222 First Ave., MS 501
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RETURN SERVICE REQUESTED